

Policies forming the foundation of the 1994 Clarksburg Master Plan

Town Scale of Development

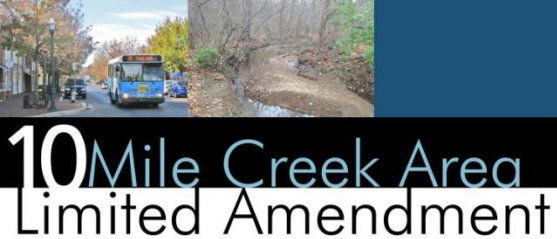
- Higher densities support transit while protecting resources
- Future development occurs in defined neighborhoods and specific locations
- I-270 serves as a high technology center with a focus on employment at significant densities on both sides of the highway

Natural Environment

Ten Mile Creek is a significant, fragile countywide environmental resource that should not absorb development until satisfactory water quality can be ensured through appropriate procedures

Greenway Network

Greenways—linear corridors of trails or paths that largely follow stream valleys—connect Clarksburg’s distinct communities as well as link it to the county’s regional park and open space systems



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Hierarchy of Roads and Streets

Clarksburg's street network has three distinct levels:

- interconnected neighborhood streets for access within and between neighborhoods
- pedestrian friendly streets leading from neighborhoods to major highways
- highways that enable through traffic to bypass Clarksburg's development centers

Transit

The Corridor Cities Transitway will connect Clarksburg's Town Center and employment corridor to other local and countywide employment centers and destinations

Town Center

- With mixed residential, retail, office and civic uses, a strong central focus for Clarksburg
- Clarksburg's historic district will play an integral role

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Transit- and Pedestrian-Oriented Neighborhoods

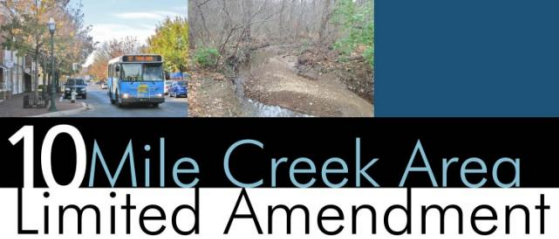
- Mixing land uses reduces dependency on cars, mixing housing types accommodates broadest array of residents
- Interconnected neighborhood streets offer better access to commercial and civic centers for walkers and cyclists
- Buildings clustered along streets enhance the public realm for pedestrians

Employment

- Employment centers are concentrated along I-270 at existing or proposed interchanges
- Opportunities for low-intensity light industrial uses

Farmland Preservation

Areas added to the Ag Reserve strengthen the transition from the developed I-270 corridor to productive agricultural land to the west



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Staging

- Four geographic areas allow future development to occur in defined stages based on well-defined development criteria, staging “triggers” and water and sewer implementation policies
- The 10 Mile Creek area includes the final stage for development